

Application ref: 2023/3330/P  
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Date: 5 March 2025

**Development Management**  
Regeneration and Planning  
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WC1H 9JE

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GLA Architecture and Design Ltd.  
Southgate Office Village  
Block E  
286A Chase Road  
N14 6HF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**3  
5 & 7 Fortess Road  
London  
NW5 1AA**

Proposal:

Erection of a roof extension to accommodate a 2 x bedroom 3 person unit with PV panels as well as to demolish the existing buildings and erect a four storey block with retail units at ground floor and 3 x 3-bed residential units above as approved under planning permission 2019/1724/P.

Drawing Nos: Project Number 2223 Drawing Number 01, 02, 03, 04, 05, 06 Dated July 2022 Rev A-, 07 Rev A2, 08 Rev A1, 09 Rev A1, 10 Rev A2, 11 Rev A1, 12 Rev A2, 13 Rev A2, 14 Rev A2, 15 Rev A2, 16 Rev A2, 17 Rev A2, 18 Rev A1, 19 Rev A1, 20 Rev A1, M1 Rev A1, M2 Rev A1, M3 Rev A1, M4 Rev A1, M5 Rev A1, Design and Access Statement Ref 2223-2 Dated 08.08.2023, Daylight and Sunlight Assessment Dated July 2023 Rev III, Prepared by EAL Consult, Planning Statement Ref: 22/360 Dated August 2023 Prepared by DLA, Heritage Impact Assessment Project Reference: 2508986.1 Dated July 2023 Prepared by Marrons.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of

three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Project Number 2223 Drawing Number 01, 02, 03, 04, 05, 06 Dated July 2022 Rev A-, 07 Rev A2, 08 Rev A1, 09 Rev A1, 10 Rev A2, 11 Rev A1, 12 Rev A2, 13 Rev A2, 14 Rev A2, 15 Rev A2, 16 Rev A2, 17 Rev A2, 18 Rev A1, 19 Rev A1, 20 Rev A1, M1 Rev A1, M2 Rev A1, M3 Rev A1, M4 Rev A1, M5 Rev A1, Design and Access Statement Ref 2223-2 Dated 08.08.2023, Daylight and Sunlight Assessment Dated July 2023 Rev III, Prepared by EAL Consult, Planning Statement Ref: 22/360 Dated August 2023 Prepared by DLA, Heritage Impact Assessment Project Reference: 2508986.1 Dated July 2023 Prepared by Marrons.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 4 The approved cycle facilities for eight (8) cycles, shown on the approved ground floor plan, shall be provided in its entirety prior to the first occupation of the flats, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission was granted subject to a Section 106 Legal Agreement on the 21st of May 2021 for the demolition of existing buildings and erection of a four storey block with retail units at ground floor and 3 x 3-bed residential units above. The proposal now seeks permission to erect a roof extension to accommodate a 2 x bedroom 3 person residential unit. This would equate to a 5 storey block with 4 residential units.

The proposed roof extension design will have a contrasting material palette from the approved planning permission 2019/1724/P, with new slate grey and light grey zinc cladding and grey aluminium framed windows. The additional storey will be set back away from the facade and rear elevations, in order to

reduce any bulk from street level. The façade of the additional floor will continue the architectural language from the floors below, by aligning the proposed openings and cladding panels sizes to emphasises the façade's divisions. The proposed development with its extra storey, will remain lower in height than the neighbouring Tally Ho apartment complex. Thus allowing the natural slope of the site to continue upwards towards the street corner with Fortress Walk.

Policy H6 of the Camden Local Plan states that all new residential development should meet nationally described space standards. The proposed 2 x bedroom 3 person residential unit has a proposed internal floor area of 69sqm, and would therefore meet the National Space Standards requirements.

The proposed works due to their nature and position, and the existing structures, are not considered to cause any detrimental impact on amenity in terms of loss of light and outlook. In terms of privacy the windows are set sufficiently away from the rear of Highgate road and Fortress road and will have the same relationship as the existing building meaning the impact to these neighbours are not significant.

Cycle parking for the proposed development is provided in accordance with the requirements of Policy T1. The submitted ground floor plan shows a secure cycle parking shelter access via Fortress Road which is capable of accommodating 8 cycles as required under the London Plan for the four residential units onsite (3 existing units approved under 2019/1724/P and the proposed residential unit under the subject proposal). A planning condition would be added to require the submission and approval of full details of the cycle parking prior to the occupation of the new dwelling.

The previous planning permission, 2019/1724/P, secured a Construction Management Plan, associated implementation fee and CMP bond, as well as a highways contribution to repair/replace the footway and kerb along with the residential units being designated as car free as part of the S106.

The subject planning permission, 2023/3330/P, will require an amended CMP to reflect the additional works being proposed, along with the associated implementation fee and highway contributions. A CMP bond will not be needed. The proposed residential unit would be designated as being car free, and will not be entitled to on-street parking permits from the Council. These arrangements will be secured by means of a Section 106 Legal Agreement.

In addition, policy H4 (Maximising the supply of affordable housing) of the Local Plan requires a contribution to affordable housing (AH) from all developments providing one or more additional residential units and providing additional residential floorspace of 100m<sup>2</sup> (GIA) or more. The proposal seeks to provide 4 new residential units with the plans indicating a new residential floorspace of 325sqm GIA.

- 2 In this case, based on the new residential floorspace of 325sqm GIA, the capacity of the floorspace is 3 new homes (100 sqm per home, rounded). At 2% per home, the AH target would be 6% of the new residential floorspace. The AH floorspace target is therefore 19.5sqm (6% of 325sqm). A PIL is sought

at a rate of £5,000 per m<sup>2</sup> of GIA. The financial contribution is therefore 19.5sqm x £5,000 = £97,500.00. This is based on measurements taken from the submitted plans by the applicant and the final financial contribution would be dependent on the PIL figure at the time of agreeing the Section 106 Agreement.

Two (2) comments of support were made, and no objections were received prior to making this decision. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies G1, H1, H2, H3, H4, H6, H7, T1, T2, T4, TC2, TC4, CC1, CC2, CC3, CC4, D1, A1 and A4 of London Borough of Camden Local Plan 2017 and policies SW1 and D3 of the Kentish Town Neighbourhood Plan 2016. The development would also accord with the National Planning Policy Framework 2023 and the London Plan 2021.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning

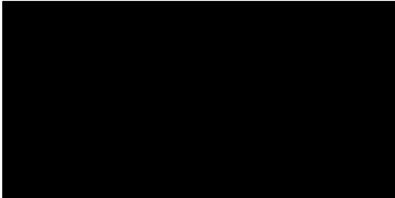
Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer